157.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,800 / 799,800
					USE VALUE:	799,800 / 799,800
					ASSESSED:	799,800 / 799,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEONG TUCK-HAIN
Owner 2:	LEONG YE-PAIN
Owner 3:	
Street 1:	90 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEONG TUCK-HAIN -
Owner 2:	LEONG YE-PAIN -
Street 1:	90 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1966, having primarily Aluminum Exterior and 2845 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	379,800		420,000	799,800
Total Card	0.138	379,800		420,000	799,800
Total Parcel	0.138	379,800		420,000	799,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.14 | /Parcel: 281.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104513

GIS Ref

GIS Ref

Insp Date 07/11/18

!12293!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,800	0	6,000.	420,000	799,800		Year end	12/23/2021
2021	101	FV	368,800	0	6,000.	420,000	788,800		Year End Roll	12/10/2020
2020	101	FV	368,600	0	6,000.	420,000	788,600	788,600	Year End Roll	12/18/2019
2019	101	FV	296,500	0	6,000.	420,000	716,500	716,500	Year End Roll	1/3/2019
2018	101	FV	294,400	0	6,000.	354,000	648,400	648,400	Year End Roll	12/20/2017
2017	101	FV	294,400	0	6,000.	324,000	618,400	618,400	Year End Roll	1/3/2017
2016	101	FV	294,400	0	6,000.	276,000	570,400	570,400	Year End	1/4/2016
2015	101	FV	284,200	0	6,000.	240,000	524,200	524,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:18:55

LAST REV

Date	Time
07/30/18	14:06:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12293

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEONG TUCK-HAIN	39746-307		6/30/2003	Family	99	No	No		
LEONG TUCK-HAIN	34315-594		12/14/2001	Family	99	No	No		
ROSETTE DORIS	27523-298		7/30/1997		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2004	450	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Inspected	BS	Barbara S
5/22/2018	MEAS&NOTICE	BS	Barbara S
3/28/2009	Meas/Inspect	345	PATRIOT
12/4/2008	Measured	345	PATRIOT
11/9/2000	Inspected	264	PATRIOT
11/3/2000	Hearing N/C	163	PATRIOT
10/26/2000	Misd Hearing		
1/29/2000	Inspected	264	PATRIOT
11/29/1999	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	104513
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14668870
Const Adj.:	1.01989806
Adj $ / SQ:	157.883
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516064
Depreciation:	136241
Depreciated Total:	379823

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB

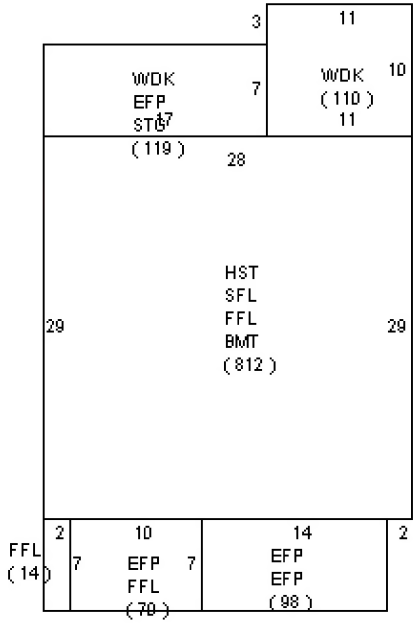
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	157.88
Special Features:	0	Val/Su Net:	103.80
Final Total:	379800	Val/Su SzAd	179.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	157.880	141,463
BMT	Basement	812	86.800	70,479
SFL	Second Floor	812	157.880	128,201
HST	Half Story	406	157.880	64,101
EFP	Enclos Porch	385	34.980	13,467
WDK	Deck	229	10.570	2,421
STG	Storage	119	7.830	932
	Net Sketched Area:	3,659	Total:	421,064
Size Ad	2114	Gross Area	4065	FinArea 2845

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: